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July 28, 2021

Kimley-Horn and Associates, Inc.
45282 South Ulster, Suite 1500
Denver, CO 80237

Subject: Parker and Pine F2 L1-3 - Multifamily
Site Plan [Case File SP20-084]

Kimley-Horn and Associates, Inc.,

The Town of Parker has completed the review of the above referenced application for a Site Plan filed by Kimley-Horn and Associates, Inc. The applicant, Kimley Horn, is proposing a Site Plan for four multifamily buildings with a total of 170 units. The site is located southeast of the intersection of Twenty Mile Road and Pine Lane.

This correspondence is to inform you that following referral agency review and Town staff evaluation of the above referenced application, your proposed Site Plan has been **approved subject to the conditions set forth in this letter**. The Site Plan was evaluated against the criteria specified in the Town of Parker Land Development Ordinance and applicable Town standards, guidelines and regulatory manuals referenced within the Town's Land Development Ordinance. Please be advised that this approval is subject to the Parker Municipal Code, and the following conditions of approval:

1. Ordinance No. 3.193.5 shall be approved, recorded and published prior to issuance of any building permit on the property.
2. The Parker and Pine Filing No. 2 Replat shall be recorded with the Douglas County Clerk and Recorders office prior to issuance of any building permit for the property.
3. The License Agreement associated with the Park Improvements on Town Property shall be executed and recorded prior to issuance of any building permit for the property.
4. The Site Plan exhibit, building elevations exhibit and landscape plan exhibit **stamped 'Final Document' on (July 16, 2021) and** submitted to the Community Development Department (via TRAKiT) on **(July 26, 2021)**, shall be the approved plans. **NOTIFY YOUR CASE PLANNER OF ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION INCLUDING (BUT NOT LIMITED TO) COLORS, MATERIALS, OR PLACEMENT, ALL CHANGES WILL NEED TO BE SUBMITTED THROUGH ETRAKIT AND WILL REQUIRE APPROVAL BY THE TOWN'S COMMUNITY DEVELOPMENT DEPARTMENT.**

5. The construction plan documents **dated (April 19, 2021) and** submitted to the Community Development Department (via eTRAKiT) on **(April 20, 2021)**, shall be the approved construction plans. **NOTIFY YOUR CASE PLANNER OF ANY ALTERATION, MODIFICATION, SUBSTITUTION, OR REVISION, ALL CHANGES WILL NEED TO BE SUBMITTED THROUGH ETRAKIT AND WILL REQUIRE APPROVAL BY THE TOWN'S COMMUNITY DEVELOPMENT DEPARTMENT PROCESS.**
6. This approval has been based upon the review of information submitted to our office as part of your request for an administrative site plan approval and **SHALL REMAIN IN EFFECT FOR TWELVE (12) MONTHS FROM THE DATE OF THIS APPROVAL LETTER.** If a Grading Permit or Building Permit is not obtained within twelve months, this approval becomes null and void. The Community Development Director, upon written request, may grant a ninety (90) day extension.
7. Approval of this site plan **DOES NOT INCLUDE SIGNAGE.** All signage for this site and building will be required to meet the Town of Parker Sign Code Chapter 13.09 and will require a separate sign permit application submittal.
8. A Certification of Compliance with Municipal Code Section 13.10.250 Prairie Dog Management is required prior to issuance of a Grading Permit and the start of any work on the site.
9. It is the applicant's responsibility to acquire all required permits prior to starting work on the site including Grading Permits, Building Permits and Electrical Permits.
10. All **MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED** with permanent material and painted to match the building color. All rooftop vents and other appurtenances shall be painted to match the roof or building color to minimize their visual impact. All rooftop mechanical, vents or appurtenances, which are not shown on the approved plans may require additional conditions for screening as determined by the Town.
11. Utility boxes, meters and connections shall be located away from the public realm to the greatest extent possible. **UTILITY BOXES SHALL BE SCREENED** with landscaping or a screening wall in coordination with the utility company. Where utility meters and connections are attached to the building they shall be painted to match the building. All utility boxes, meters and connections, which are not shown on the approved plans may require additional conditions for screening as determined by the Town.
12. All Public Notice signs posted on the property must be removed with ten (10) business days from the date of this letter.

13. Landscape inspections will not be conducted between October 31st and May 1st due to weather and plant material being dormant. In the event that a non-residential project is in need of final inspections during this timeframe, the Town will not issue a Certificate of Occupancy but may issue a *Temporary Certificate of Occupancy* subject to the following:

- Submittal of a site completion deposit with the Town that equals one hundred twenty percent (120%) of the estimated cost of the landscape improvements based upon a professional landscape architect or contractor estimate that is in a form acceptable to the Town. The deposit may be cash or an irrevocable letter of credit in a form and from a financial institution acceptable to the Town. In addition, there is an administrative fee of one hundred dollars (\$100.00) if the deposit is in the form of cash and two hundred fifty dollars (\$250.00) if the deposit is a letter of credit.
- The property owner shall sign a site completion deposit agreement, which provides that the property owner shall complete the required landscape improvements within one hundred eighty (180) days or by June 1st, whichever occurs first.

14. The Town requires the submittal of a Final Grading Certificate as a *prerequisite to obtaining a Certificate of Occupancy or Temporary Certificate of Occupancy*;

- An as-built drawing of the individual lot which indicates the finished floor elevation(s), and finished grade site elevation points sufficient to show positive drainage away from all buildings.
- A certification statement by a licensed professional engineer **and** surveyor, accompanied by their stamp and signature. Please contact the Planning Division to obtain the specific language that is required.

The approved Site Plan and conditions of approval will form the basis of Community Development's inspection of the site prior to release of a Certificate of Occupancy or Completion. The Certificate of Occupancy or Completion will not be released until inspection approvals have been granted and the above referenced conditions have been satisfied.

Please feel free to contact me at 303.841.2332 should you have any questions.

Sincerely,



Bryce Matthews
Planning Manager

cc: Stacey Nerger
John Fussa, Community Development Director